



20,  
21

## Planning Commission Staff Report

**TO:** PLANNING COMMISSION

**FROM:** AMY TEMES, SENIOR PLANNER  
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** DECEMBER 4, 2019

- A. GP19-12, VAL VISTA SQUARE: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 9.1 ACRES GENERALLY LOCATED SOUTHEAST OF THE SOUTHEAST CORNER OF VAL VISTA DRIVE AND PECOS ROAD FROM REGIONAL COMMERCIAL TO RESIDENTIAL >25-50 DU/ACRE LAND USE CLASSIFICATION.
- B. Z19-24, VAL VISTA SQUARE: REQUEST TO AMEND ORDINANCE NO. 2380 PERTAINING TO THE VAL VISTA SQUARE PLANNED AREA DEVELOPMENT (PAD) AND TO REZONE APPROX. 34.1 ACRES GENERALLY LOCATED SOUTHEAST OF THE SOUTHEAST CORNER OF VAL VISTA DRIVE AND PECOS ROAD FROM APPROX. 34.1 ACRES OF REGIONAL COMMERCIAL (RC) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY TO APPROX. 25.0 ACRES OF REGIONAL COMMERCIAL (RC) AND 9.1 ACRES OF MULTI-FAMILY/HIGH (MF-H) ALL WITH A PAD OVERLAY.

**STRATEGIC INITIATIVE:** Prosperous Community

To allow for a mixed use development as originally envisioned for in the Val Vista Square area.

## **RECOMMENDED MOTION**

- A. Move to recommend to Town Council approval of GP19-12 Val Vista Square, a Minor General Plan Amendment; and
- B. For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z19-24 Val Vista Square, as requested, subject to the conditions listed in the staff report.

### **APPLICANT**

Company: Norris Design Group  
Name: Ben Cooper  
Address: 901 E Madison St.  
Phoenix, AZ 85034  
Phone: 602-254-9600  
Email: bcooper@norris-design.com

### **OWNER**

Company: Gilbert Growth Properties, LLC  
Name: Morgan Neville  
Address: 9920 S Rural Rd, #108-16  
Tempe, AZ 85284  
Phone: 480-586-4300  
Email: hutchjhawk@cox.net

## **BACKGROUND/DISCUSSION**

### **History**

<b>Date</b>	<b>Description</b>
<i>September 28, 1999</i>	The Town Council approved GP98-05 a General Plan amendment and Specific Area Plan for the Spectrum at Val Vista. Town Council approved the Z99-06 for Spectrum at Val Vista by adopting Ordinance No. 1209. Council further approved a corresponding Development Agreement and Pre-Annexation Agreement for the Project.
<i>June 20, 2000</i>	Town Council approved Z99-65 and Ordinance No. 1285, an amendment to the Spectrum at Val Vista PAD to add conditions and amend the development plan.
<i>October 1, 2002</i>	Town Council approved Z01-20, the third amendment to the Spectrum at Val Vista PAD, by adopting Ordinance No. 1431. This case added new conditions and changed the zoning and boundaries on several parcels within the Spectrum at Val Vista PAD. Parcels 13 and 29 were rezoned to commercial zoning C-2, (Main Street Commons Parcel 9 is within Spectrum Parcel 29).
<i>February 16, 2005</i>	The Planning Commission recommended approval of Z04-41, the amendment to the Spectrum at Val Vista PAD for Main Street Commons.
<i>March 15, 2005</i>	Town Council approved an amendment Z04-41 for the Spectrum at Val Vista PAD, Main Street Commons development in Ordinance No. 1641.
<i>March 24, 2005</i>	Design Review Board approved DR04-127, Main Street Commons of the Spectrum PAD. Parcel 13 was shown with retail, restaurant, office and bank uses. Parcel 29 was shown with retail, fitness club, hotel office and residential uses, (Main Street Commons Parcel 9 is within Spectrum Parcel 29).

<i>July 27, 2010</i>	Town Council approved Z10-06, WinCo, amending the Development Plan for Parcel 9.
<i>August 16, 2012</i>	Town Council approved Z12-09 in Ordinance No. 2380, rezoning approximately 51 acres.
<i>July 10, 2014</i>	Design Review Board approved DR14-06 Val Vista Square Design Guidelines.
<i>December 10, 2015</i>	Design Review Board approved DR15-54 Unison Bank located to the north of the subject site.
<i>December 5, 2018</i>	The Planning Commission approved DR18-151 ALDI Grocery.
<i>November 6, 2019</i>	The Planning Commission discussed GP19-12 and Z19-24 as a Study Session item.

### **Overview**

Val Vista Square separated from Main Street Commons in 2012 (a commercial parcel within the Spectrum PAD) as an approximately 55-acre mixed-use development located north of the Loop 202 Santan Freeway on Val Vista Drive. Much of the Val Vista Square property is owned by Gilbert Growth Properties, LLC (an entity controlled by Park Co.) and has been developed with a 60,000 square foot Veterans Administration Medical Clinic (VA Clinic) and a 9,000 square foot bank (Unison Bank). The Planning Commission recently approved a 20,442-square foot ALDI grocery store. In addition to these existing uses, a mix of other retail, hospitality and office uses has always been envisioned for the remaining site.

The minor General Plan amendment and rezoning would allow an urban-style residential community that ties the diverse project together and provides for a vibrant 24/7 scene. Reminiscent of the original Main Street Commons design, and consistent with the existing PAD Development Plan, this project proposes to infuse residents of a high-density multi-family within a mixed use center. The residential component is intended to spur the development of adjacent employment, hospitality and retail/restaurant uses. Those users will be attracted by the new workforce and consumer spending brought to Val Vista Square by the new luxury residential community.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Residential > 14 - 25 DU/Acre	Multi-Family / Medium (MF/M) PAD	Proposed retail pad then Pecos Road then Azul and Borrego Apartments
South	Regional Commercial (RC)	Regional Commercial (RC) PAD	Proposed hospitality, retail and office
East	Regional Commercial (RC)	Regional Commercial (RC) PAD	Approved ADLI, Unison Bank and vacant retail pads
West	Regional Commercial (RC)	Regional Commercial (RC) PAD	VA Medical Clinic and future retail and restaurants
Site	Regional Commercial (RC)	Regional Commercial (RC) PAD	Vacant

## General Plan

A minor General Plan amendment is proposed to change the land use classification on an approximately 9.1 acre portion of an approximately 34.1 acre property from Regional Commercial to Residential > 25-50 DU/Acre. The change will allow for the development of an approximately 310-unit multi-family community. Density for the project is proposed at 35 dwelling units per acre (DU/Acre) across four 4-story residential buildings (approximately 50'-55' in height), and one Carriage Unit building. The proposed development will include common resident facilities.

This area of Gilbert has long been anticipated for urban development due to its location within the Santan Freeway Corridor and the Vertical Overlay Zoning District. Per the applicant, the Val Vista Square mixed use development will be an excellent addition to this area of Gilbert for the following reasons:

- It activates a parcel that has remained primarily undeveloped in a highly visible area of Gilbert.
- It encourages, promotes, and supports the development of the rest of Val Vista Square
- It provides a high-quality living option to people who want to be located in a vibrant, thriving area along the Loop 202 but not have to worry about maintenance and other concerns that come with traditional single-family home ownership.
- Its residents will be able to support area businesses, including those found elsewhere in Val Vista Square, Santan Village, and nearby Rivulon.
- It will broaden Gilbert's tax base, providing new recurring lease tax, property taxes, and state-shared (population-based) revenues.
- It will enable employees to live near the many jobs that have come and will come to the "Central 202 Core" and "Gilbert and the 202" growth areas, thus reducing commute-related air-quality issues while enhancing the quality of life for these employees and their families.

Furthermore, the applicant has stated that the land use requests are supported by the following Goals and Policies found in the General Plan:

- **Land Use and Growth Areas, Vision Statement: Deliver a mix of synergistic land uses that are appropriately located to promote employment opportunities while enhancing Gilbert's quality of life.**

A high-quality multi-family community on this site increases the attractiveness of nearby employment centers (i.e. Gilbert and the 202, Central 202 Core) by providing additional housing opportunities for workers near existing and potential employment uses. This, in turn, will attract new employers and potentially support the creation of new jobs.

- **Land Use and Growth Areas, Policy 1.1: Maintain a balance of housing types and provide a variety of employment opportunities with easily accessible retail and service uses.**

**Land Use and Growth Areas, Policy 1.3: Encourage residential development that allows for a diversity of housing types for all age groups and is accessible to a range of income levels.**

**Land Use and Growth Areas, Goal 4.0: Provide a diversity of quality housing types for a variety of lifestyles.**

**Land Use and Growth Areas, Policy 4.1: Provide an adequate supply of appropriately zoned land to accommodate a variety of future housing needs.**

Val Vista Square promotes a mix of uses. Additional housing options will provide alternatives for people seeking to live and work in the area near Loop 202. Additional housing will support the needs of employers and retailers who wish to be near their employees and customers.

In addition, Val Vista Square adds a housing option that is in high demand in the area. While there are few examples of higher density multi-family communities within Gilbert, the applicant contends that recent informal surveys show nearby existing multi-family communities are over 90% occupied, and widely available market reports indicate that the trend will continue for many years as individuals and families from all walks of life seek the convenience of a luxury rental lifestyle.

- **Land Use and Growth Areas, Policy 4.4: High density housing is encouraged near large employment centers and/or transportation corridors.**

**Land Use and Growth Areas, Policy 7.1: Balance traffic circulation needs with the goal of creating pedestrian-oriented neighborhoods and convenient employment/retail centers.**

By its very nature as a horizontally mixed-use community with retail, restaurant, hospitality, and office uses, Val Vista Square will create a pedestrian-friendly environment that is convenient for residents and guests alike. The addition of multi-family uses at Val Vista Square is also complementary to nearby existing/planned employment centers (Santan Village, Rivulon, Val Vista Medical, etc.) and commercial centers (Santan Village, etc.). This reduces automobile trips, vehicle trip lengths, and the number of cars travelling on the arterial street system—and encourages walking, biking, and other means of transportation—for those living, working, and shopping in the same area. Additionally, the site's proximity to the Loop 202 freeway provides easy access to regional transportation corridors without undue stress on the local street system.

- **Land Use and Growth Areas, Policy 4.2: Encourage appropriate locations for multi-family residential uses that do not adversely impact lower density residential neighborhoods.**

Val Vista Square will not adversely impact lower density residential neighborhoods since none are located within a one third of a mile to the project. The proposed higher density

community is entirely appropriate in the context of the intensities that exist and that are planned for the area in and around Val Vista Square.

### **Rezoning**

The project site is currently zoned Regional Commercial with a Planned Area Development overlay. Until recently, the Town of Gilbert Land Development Code (LDC) allowed multi-family communities in Regional Commercial to obtain a use permit if they were part of an integrated mix use community. In 2019, the LDC was amended to require a proposed multi-family community within a greater mixed use project to follow a full rezoning process instead of the use permit process. Additionally, in 2019, a new LDC multi-family zoning district was added to the LDC called Multi-Family / High (MF/H).

The applicant states that the new, urban-style, multi-family community will provide a vibrancy to Val Vista Square that will enhance the likelihood of attracting other high-quality retail, restaurant, hospitality, and office developments on the rest of the site. The project's design will encourage pedestrian connections with existing and future land uses through a thoughtful system of sidewalks. Parking will meet Gilbert LDC minimums. If needed, a private shared parking agreement between adjacent parcels within Val Vista Square may be utilized to accommodate some of the required guest parking for the residential parcel (utilizing an administrative use permit process). All buildings will be arranged on the site to promote interconnectivity both inside the residential community and with neighboring developments within Val Vista Square. The result will be a true, horizontally mixed-use community.

The rezoning proposal is for Multi-Family / High (MF/H). This will be the first request for MF/H since the inception of the high density zoning district in 2019. There are 314 dwelling units proposed at 35 DU/Acre. The surrounding land uses are compatible with the intensity of this proposal.

### **Proposed Modified PAD Development Standards**

The development standards within the original Val Vista Square PAD will remain in place. The only additional development standard proposed to be modified is a reduction of the open space requirement and the removal of the required perimeter fence/wall.

#### *Common Open Space*

The applicant has requested a reduction in common open space in order to achieve the intensity/density that is allowed in MF/H. When the LDC text amendment for MF/H was taken forward, staff noted that the requirement for 40% common open space requirement might be challenging for an MF/H applicant to achieve, depending on project design. In this instance, the applicant has designed the project per the existing development plan and is meeting expectations regarding integrated mixed use. The applicant has achieved 25% common open space.

#### *Fence/Wall*

The applicant's intent is to have an open mixed-use environment without walls or fences between uses. In the future there may be a need to secure resident parking with an arm gate, but not to fence the multi-family complex. The LDC requires an 8' high separation fence between residential and non-residential land uses. In some project designs, this may be contrary to the concept of a

mixed-use environment and the synergy created. Therefore, the applicant is requesting that separation fences not be permitted within the overall development.

### Project Data Table

(existing PAD standards in *italic* and new proposed modifications in **bold**).

Site Development Regulations	Required per LDC and Ordinance No. 2380	Proposed
Acres	--	34.1 Total acres included in PAD amendment 9.1 total acres being rezoned to MF/H PAD
Units	--	314
Maximum Building Height (ft.)	55'	55'
Minimum Building Setback (ft.)		
Front to Pecos	25'	25'
Side to Market	20	NA
Side (Non-residential)	20'	0' internal*
Rear (Non-residential)	20'	0' internal*
Minimum Required Perimeter Landscape Area (ft.)		
Front to Pecos	25'	25'
Side to Market	20'	NA does not abut
Side (Non-residential)	20'	0' internal*
Rear (Non-residential)	20'	0' internal*
<b>Common Open Space</b>	40%	<b>25%</b>
<b>Fence Requirement</b>	<u>Article 4.109A2b</u> An 8' solid separation fence is required when a multi-family residential is adjacent to a non-residential <u>Article 4.109B1</u> An 8' solid separation fence is required when a commercial district is adjacent to multi-family residential	<b>No separation fence is permitted.</b>  <b>A parking gate arm is permitted for parking management.</b>
Parking Islands	<i>10 parking spaces between parking islands</i>	<i>10 parking spaces between parking islands</i>
Off-Street Parking and Loading	<i>1 space per 1 bedroom/studio 2 spaces per 2 or more bedrooms</i>	1 space per 1 bedroom/studio 2 spaces per 2 or more bedrooms 1 space per unit shall be covered or which 25% shall be enclosed. 0.25 guest parking per unit

	<i>1 space per unit shall be covered or which 25% shall be enclosed.</i> <i>0.25 guest parking per unit</i>	
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\* may be reduced internal to site in conformance with LDC Section 2.304.E.

Additional requirements were added to the PAD due to the reconfiguration of the Phoenix Mesa Gateway Airport Overlay Boundary and the need for a right turn deceleration lane at Rome Street on Pecos that is a town of Gilbert standard required for any right turn movement off a major arterial.

### **PUBLIC NOTIFICATION AND INPUT**

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

A neighborhood meeting was held on September 3, 2019 at Spectrum Elementary School. One (1) interested party attended the meeting. The interested party stated that she was in favor of the additional development within Val Vista Square. The attendee asked questions regarding timing, the general development concept, additional traffic signals.

Staff has received no comment from the public since the neighborhood meeting.

### **SCHOOL DISTRICT**

It is not anticipated that this housing development would have a high demographic of school age children. At this time staff has received no input from the Gilbert School District. If any children were to live in the complex they would attend Spectrum Elementary School, South Valley Junior High School and Camp Verde High School.

### **PROPOSITION 207**

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

### **REASONS FOR THE RECOMMENDATION**

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town’s strategic initiative for Community Livability. It supports the motto “Gilbert: Clean, Safe, Vibrant.”



## **STAFF RECOMMENDATION**

- A. Recommend to the Town Council approval of GP19-12 Val Vista Square, to change the land use classification of approx. 9.1 acres, generally located southeast of the southeast corner of Val Vista Drive and Pecos Road from Regional Commercial to Residential >25-50 Du/Acre land use classification; and,
- B. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval to Z19-24 Val Vista Square rezoning and amending approx. 34.1 acres within the Val Vista Square Planned Area Development (PAD) and generally located southeast of the southeast corner of Val Vista Drive and Pecos Road from approx. 34.1 acres of Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay to approx. 25.0 acres of Regional Commercial (RC) and 9.1 acres of Multi-Family/High (MF/H) zoning district, all within a with a Planned Area Development (PAD) overlay, subject to the following conditions.

Ordinance No. 2380 relating to the Val Vista Square PAD shall be amended in part to modify minimum common open space requirements, to prohibit separation fencing, to allow a gate arm for parking control in projects that have assigned parking, and to read in its entirety as follows (additions shown in underlined):

Conditions “a” through “m.” of Ordinance No. 2380 relating to the Val Vista Square PAD shall remain in full force and effect and are incorporated into this Ordinance by reference. Condition l is modified as follows:

\*\*\*

1. The Project shall be developed in conformance with Gilbert’s zoning requirements for the zoning district and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

	Modified Standards
Building Setback to Market Street	20’
Landscape Setback to Market Street	20’
Parking spaces between parking islands	10 spaces
<u>Minimum common open space within MF/H</u>	<u>25%</u>
<u>Separation fencing</u>	<u>Prohibited</u>

Note 1: All buildings with frontage on Val Vista Drive and Pecos Road shall be subject to a 25' setback, as required by the LDC.

Note 2: All setbacks except the street front setbacks are considered internal to the overall PAD/Master Site Plan and therefore are 0' per Town standards.

Note 3: A gate arm is permitted for parking control in projects that have assigned parking.

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Ordinance No. 2380 relating to the Val Vista Square PAD is further amended by adding new conditions “n.” through “s.” related to aircraft overflight requirements, which shall read as follows:

n. Construction of an east bound right turn deceleration lane at the intersection of Rome Street and Pecos Road is required to be constructed prior to the first certificate of occupancy.

o. The following fair disclosure agreement and covenant, which would include the following disclosure, shall be recorded as a condition of development approval.

“This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals. The mix of aviation activities and types of aircraft expected to be located and operate at the airport now and in the future include: scheduled and unscheduled commercial charters, commercial air carriers and commercial air cargo operations, all of which are expected to use large commercial aircraft; general aviation activity using corporate and executive jets, helicopters, and propeller aircraft; aviation flight training schools using training aircraft; and military activity using high performance military jets. The size of aircraft and frequency of use of such aircraft may change over time depending on market and technology changes.”

p. All final subdivision plats and public reports filed with the Arizona Department of Real Estate shall include the notice described in condition “O.”

q. Sales and leasing offices established for residential development projects shall provide notice to all prospective buyers and lessees stating that the project is located within an Aircraft Overflight Area. Such notice shall consist of a sign at least 4-foot by 4-foot installed at the entrance to the sales or leasing office at each project. The sign shall be installed prior to

commencement of sales or leases and shall not be removed until the sales office is permanently closed or leasing office no longer leases units in the project. The sign should state the disclosure in condition “n.” with letters of at least one (1) inch in height.

- r. The developer should incorporate features into the design and construction of buildings where people live, work, or are otherwise received to achieve an outdoor-to-indoor noise level reduction of 25 decibels.
- s. The airspace protection policies are intended to ensure compliance with federal law, as described in Title 14, Code of Federal Regulations (CFR) 14, Part 77, Safe, Efficient Use, and Preservation of the Navigable Airspace. Any of these hazards within the 14 CFR Part 77 require FAA review. Potential hazards outside of the 14 CFR Part 77 should be coordinated with the FAA to ensure safety.

Respectfully submitted,

Amy Temes  
Senior Planner

**Attachments and Enclosures:**

- 1) Notice of Public Hearing
- 2) Vicinity Map/Aerial Photo
- 3) Land Use Exhibit
- 4) Zoning Exhibit
- 5) Legal Description
- 6) Development Plan
- 7) Minutes from the Planning Commission Study Session of November 6, 2019

# ***Notice of Public***

## **GP19-12 and Z19-24: Val Vista Square Attachment 1 - Notice of Public Hearing**

**PLANNING COMMISSION DATE:**

**Wednesday, December 4, 2019\* TIME: 6:00 PM**

**TOWN COUNCIL DATE:**

**Tuesday, January 21, 2020\* TIME: 6:30 PM**

**\*Call Planning Division to verify date and time: (480) 503-6729**

**LOCATION: Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona 85296**

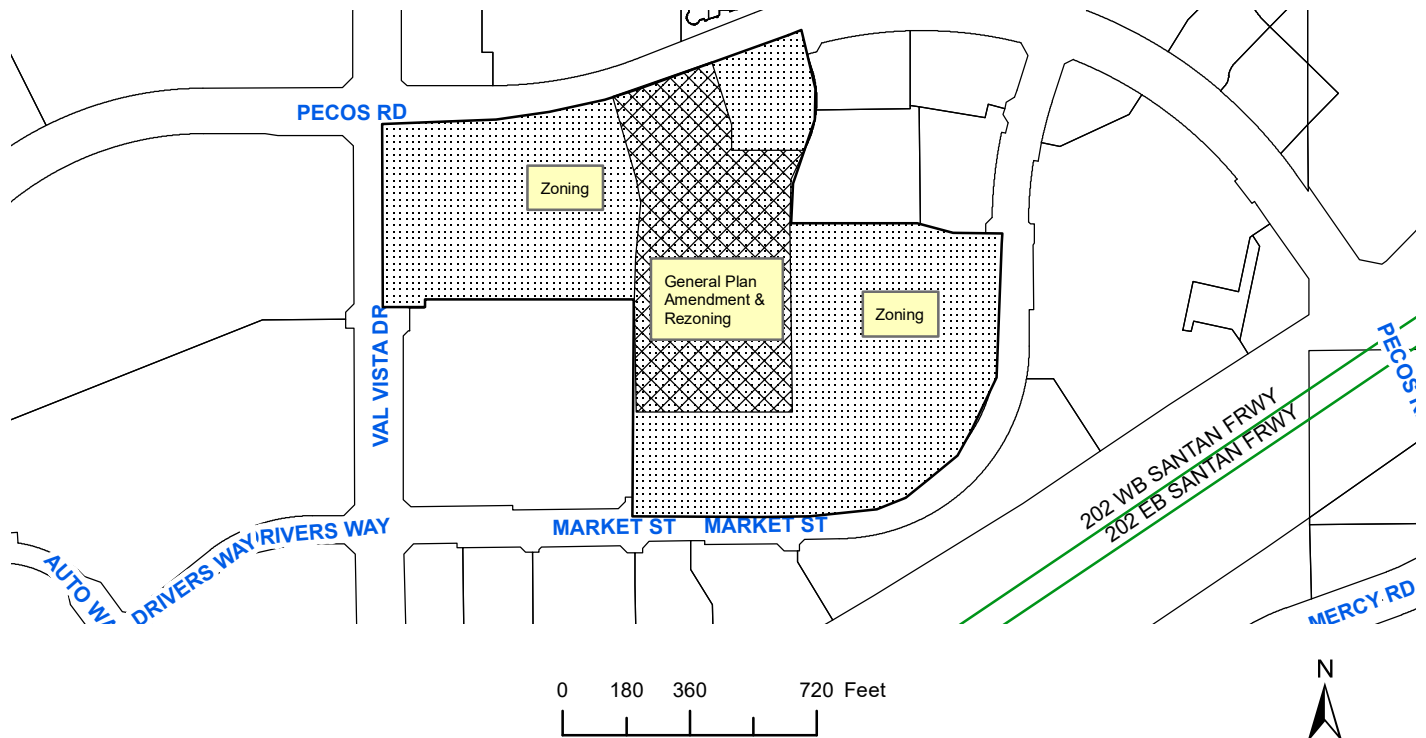
\* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at [www.gilbertaz.gov/departments/development-services/planning/planning-commission](http://www.gilbertaz.gov/departments/development-services/planning/planning-commission) and [www.gilbertdocs.com/gilbertagendaonline](http://www.gilbertdocs.com/gilbertagendaonline).

### ***REQUESTED ACTION:***

**GP19-12 VAL VISTA SQUARE:** Request for Minor General Plan Amendment to change the land use classification of approximately 9.1 acres of real property generally located southeast of the southeast corner of Val Vista Drive and Pecos Road from Regional Commercial land use classification to Residential >25-50 DU/Acre land use classification. The effect of this amendment will be to change the plan of development for the property to allow residential development.

**Z19-24 VAL VISTA SQUARE:** Request to amend Ordinance Number 2380 pertaining to the Val Vista Square Planned Area Development (PAD) and to rezone approximately 34.1 acres of real property generally located southeast of the southeast corner of Val Vista Drive and Pecos Road approximately 34.1 acres of Regional Commercial (RC) all with a Planned Area Development overlay zoning district to approximately 25.0 acres of RC and 9.1 acres of Multi-Family/High all with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office, all subject to the conditions of development set forth in the prior ordinances. The effect of the rezoning will be to allow for residential development and to modify the development regulations as follows: reduce the required open space percentage and the elimination of the separation fence requirement.

### ***SITE LOCATION:***



**APPLICANT: Norris Design  
CONTACT: Ben Cooper  
ADDRESS: 901 E. Madison St.  
Phoenix, AZ 85034**

**TELEPHONE: 602-254-9600  
E-MAIL: [bcooper@norris-design.com](mailto:bcooper@norris-design.com)**



GP19-12 and Z19-24: Val Vista Square  
Attachment 2 - Aerial Photo/Vicinity Map



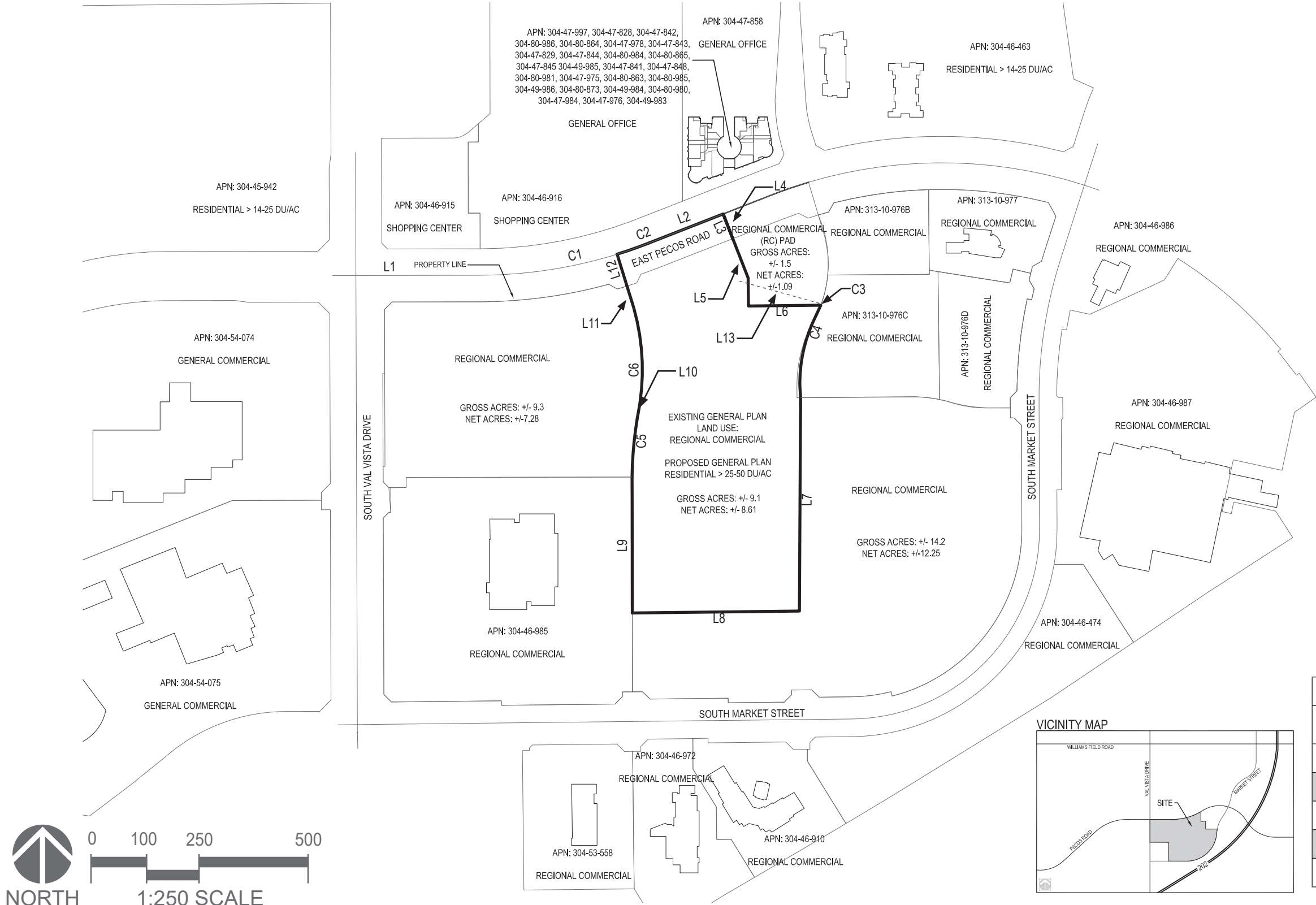
 SITE

 PARCEL LINE

\*NOT TO SCALE

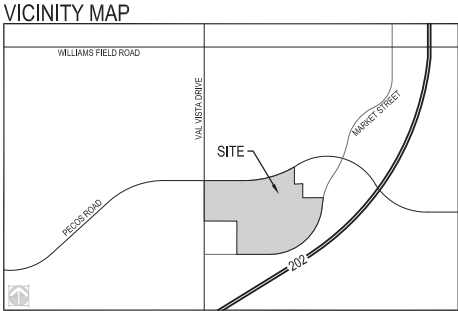


GP19-12 and Z19-24: Val Vista Square  
Attachment 3 - Land Use Exhibit



CURVE DATA TABLE			
Curve	Length	Radius	Delta
C1	368.69'	1230.00'	17° 10' 28"
C2	88.17'	1230.00'	4° 06' 25"
C3	33.93'	300.00'	6° 28' 49"
C4	173.32'	350.00'	28° 22' 25"
C5	162.98'	877.00'	10° 38' 53"
C6	291.37'	600.00'	27° 49' 25"

LINE DATA TABLE		
Line	Bearing	Distance
L1	N89° 53' 33" E	325.53'
L2	N68° 36' 40" E	225.56'
L3	S21° 23' 20" E	70.00'
L4	S21° 23' 20" E	62.88'
L5	S00° 00' 00" E	126.61'
L6	N89° 20' 54" E	194.62'
L7	S00° 24' 28" E	564.37'
L8	S89° 53' 37" W	446.05'
L9	N00° 06' 13" W	312.03'
L10	N10° 32' 40" E	11.01'
L11	N17° 16' 45" E	44.28'
L12	N17° 16' 45" E	88.21'
L13	N68° 45' 30" E	300.00'



GENERAL PLAN PROJECT DATA TABLE			
	Acreage (+/- Gross)	Acreage (+/- Net)	Percentage of Gross Area (%)
Site Area	9.1	8.61	100
Existing General Plan Land Use Classification			
Regional Commercial	9.1	8.61	100
Proposed General Plan Land Use Classification			
Residential >25-50 Du/Ac	9.1	8.61	100

	Acreage (+/- Gross)	Acreage (+/- Net)	Percentage of Gross Area (%)
Site Area	34.1	29.24	100
Existing General Plan Land Use Classification			
Regional Commercial	34.1	20.63	100
Proposed General Plan Land Use Classification			
Regional Commercial	25.0	20.63	73.3
Residential > 25-50 Du/Ac	9.1	8.61	26.7
Existing Zoning			
Regional Commercial	34.1	29.24	100
Proposed Zoning			
Regional Commercial	25.0	20.63	73.3
Multi-Family/High	9.1	8.61	26.7

LINE DATA TABLE		
Line	Bearing	Distance
L15	S89° 48' 17" W	4.71'
L16	S89° 48' 17" W	85.00'
L17	N00° 11' 39" W	559.66'

CURVE DATA TABLE			
Curve	Length	Radius	Delta
C1	456.86'	1230.00'	21° 16' 53"
C2	103.26'	1230.00'	4° 48' 36"
C3	231.97'	300.00'	44° 18' 11"
C4	173.32'	350.00'	28° 22' 25"
C5	114.07'	400.00'	16° 20' 21"
C6	110.89'	400.00'	15° 53' 04"
C7	781.42'	500.00'	89° 32' 43"



**GP19-12 and Z19-24: Val Vista Square  
Attachment 5 - Legal Description**

EXHIBIT "A"  
LEGAL DESCRIPTION FOR  
CRESCENT COMMUNITIES  
GENERAL PLAN EXHIBIT

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 33, BEARS NORTH 00 DEGREES 11 MINUTES 39 SECONDS WEST, 2647.90 FEET;

THENCE UPON AND WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00 DEGREES 11 MINUTES 39 SECONDS WEST, 1205.52 FEET TO THE INTERSECTION OF SOUTH VAL VISTA DRIVE AND EAST PECOS ROAD;

THENCE DEPARTING SAID WEST LINE, UPON AND WITH THE CENTERLINE OF EAST PECOS ROAD NORTH 89 DEGREES 53 MINUTES 33 SECONDS EAST, 325.53 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 1230.00 FEET;

THENCE UPON AND WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17 DEGREES 10 MINUTES 28 SECONDS, AN ARC LENGTH OF 368.69 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING UPON AND WITH SAID CURVE THROUGH A CENTRAL ANGLE OF 4 DEGREES 06 MINUTES 25 SECONDS, AN ARC LENGTH OF 88.17 FEET;

THENCE NORTH 68 DEGREES 36 MINUTES 40 SECONDS EAST, 225.56 FEET;

THENCE DEPARTING SAID CENTERLINE OF EAST PECOS ROAD, SOUTH 21 DEGREES 23 MINUTES 20 SECONDS EAST, 70.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF EAST PECOS ROAD;

THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 21 DEGREES 23 MINUTES 20 SECONDS EAST, 62.88 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 126.61 FEET;

THENCE NORTH 89 DEGREES 20 MINUTES 54 SECONDS EAST, 194.62 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH THE RADIUS BEARS NORTH 68 DEGREES 45 MINUTES 30 SECONDS WEST, 300.00 FEET;

THENCE UPON AND WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 6 DEGREES 28 MINUTES 49 SECONDS, AN ARC LENGTH OF 33.93 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 350.00 FEET;



THENCE UPON AND WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28 DEGREES 22 MINUTES 25 SECONDS, AN ARC LENGTH OF 173.32 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 28 SECONDS EAST, 564.37 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 37 SECONDS WEST, 446.05 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 13 SECONDS WEST, 312.03 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 877.00 FEET;

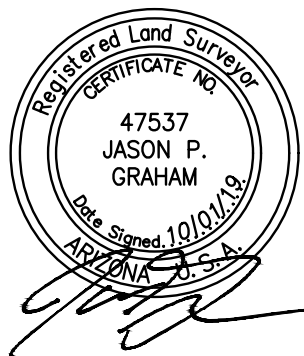
THENCE UPON AND WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10 DEGREES 38 MINUTES 53 SECONDS, AN ARC LENGTH OF 162.98 FEET;

THENCE NORTH 10 DEGREES 32 MINUTES 40 SECONDS EAST, 11.01 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET;

THENCE UPON AND WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27 DEGREES 49 MINUTES 25 SECONDS, AN ARC LENGTH OF 291.37 FEET;

THENCE NORTH 17 DEGREES 16 MINUTES 45 SECONDS WEST, 44.28 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF EAST PECOS ROAD;

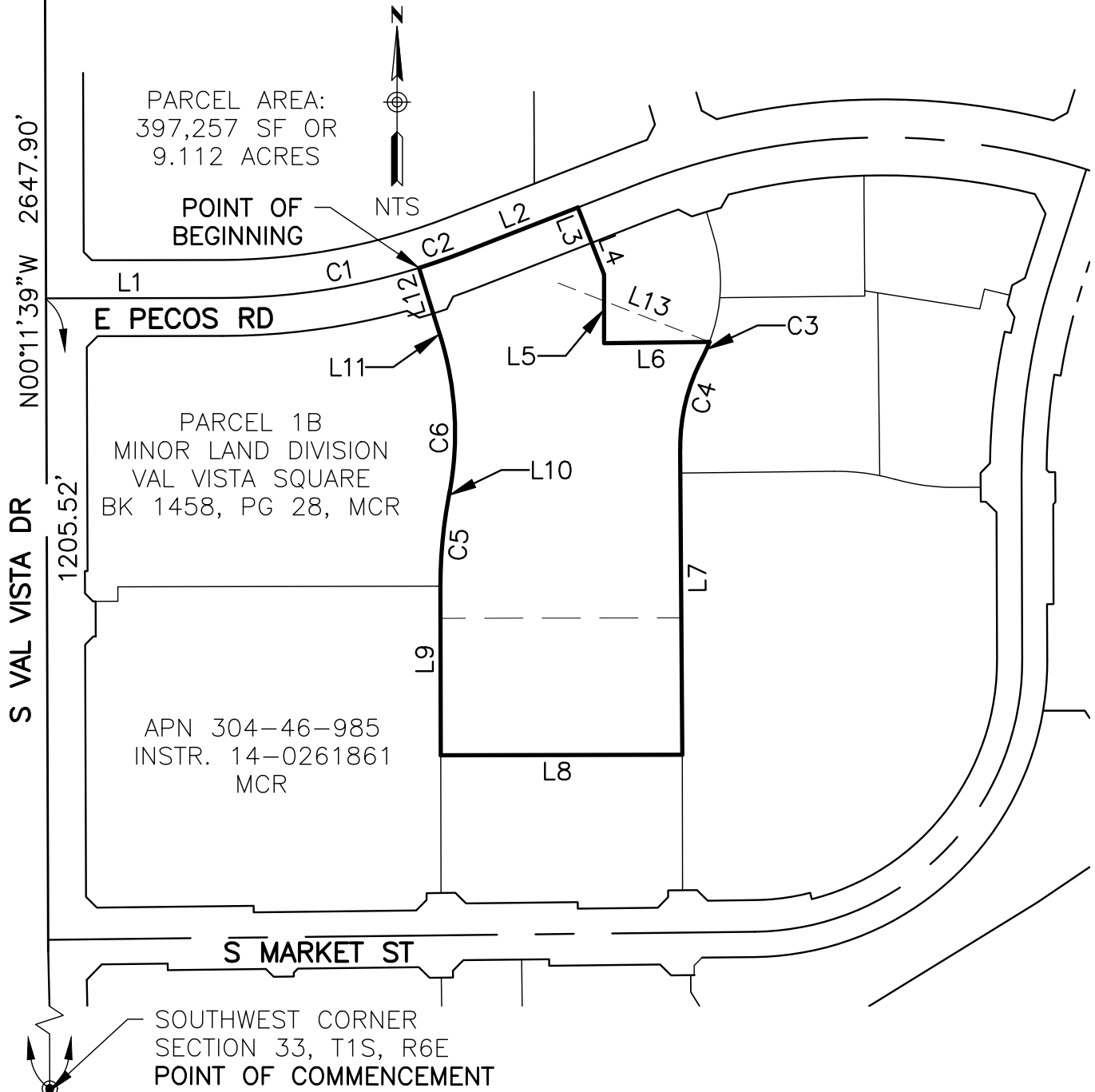
THENCE DEPARTING SAID RIGHT OF WAY LINE NORTH 17 DEGREES 16 MINUTES 45 SECONDS WEST, 88.21 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 397,257 SQUARE FEET OR 9.112 ACRES OF LAND, MORE OR LESS.



FILE:\PROJECTS\2019\1119149 Crescent - Nova\CAD\EXHIBITS\Gen Pl Ex.dwg DATE:Oct, 01 2019 TIME: 04:24 pm

WEST 1/4 CORNER  
SECTION 33, T1S, R6E

THIS IS NOT A PROPERTY  
BOUNDARY SURVEY.



**Dibble  
Engineering**

Dibble Engineering  
Project No 1119149



EXHIBIT "A"  
GENERAL PLAN EXHIBIT  
CRESCENT COMMUNITIES  
A PORTION OF SW4 SECTION 33, T1S,  
R6E, GILA & SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

DATE: OCT 2019

DRN: JPG CHK: BAR

PAGE 3 OF 4

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N89°53'33"E	325.53'
L2	N68°36'40"E	225.56'
L3	S21°23'20"E	70.00'
L4	S21°23'20"E	62.88'
L5	S00°00'00"E	126.61'
L6	N89°20'54"E	194.62'
L7	S00°24'28"E	564.37'
L8	S89°53'37"W	446.05'
L9	N00°06'13"W	312.03'
L10	N10°32'40"E	11.01'

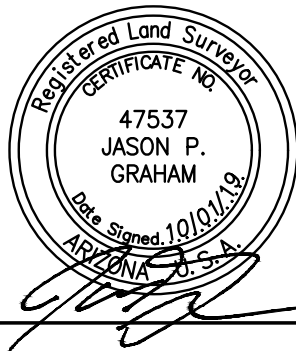
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L11	N17°16'45"W	44.28'
L12	N17°16'45"W	88.21'
L13	N68°45'30"W	300.00'

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	368.69'	1230.00'	17°10'28"
C2	88.17'	1230.00'	4°06'25"
C3	33.93'	300.00'	6°28'49"
C4	173.32'	350.00'	28°22'25"
C5	162.98'	877.00'	10°38'53"
C6	291.37'	600.00'	27°49'25"

THIS IS NOT A PROPERTY  
BOUNDARY SURVEY.

**Dibble  
Engineering**

Dibble Engineering  
Project No 1119149



**EXHIBIT "A"**  
GENERAL PLAN EXHIBIT  
CRESCENT COMMUNITIES  
A PORTION OF SW4 SECTION 33, T1S,  
R6E, GILA & SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

DATE: OCT 2019

DRN: JPG CHK: BAR

PAGE 4 OF 4

EXHIBIT "A"  
LEGAL DESCRIPTION FOR  
CRESCENT COMMUNITIES  
ZONING EXHIBIT

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 33, BEARS NORTH 00 DEGREES 11 MINUTES 39 SECONDS WEST, 2647.90 FEET;

THENCE UPON AND WITH THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00 DEGREES 11 MINUTES 39 SECONDS WEST, 1205.52 FEET TO THE INTERSECTION OF SOUTH VAL VISTA DRIVE AND EAST PECOS ROAD, ALSO BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE, UPON AND WITH THE CENTERLINE OF EAST PECOS ROAD NORTH 89 DEGREES 53 MINUTES 33 SECOND EAST, 325.53 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 1230.00 FEET;

THENCE UPON AND WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21 DEGREES 16 MINUTES 53 SECONDS, AN ARC LENGTH OF 456.86 FEET;

THENCE NORTH 68 DEGREES 36 MINUTES 40 SECONDS EAST, 348.04 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 1230.00 FEET;

THENCE UPON AND WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 4 DEGREES 48 MINUTES 36 SECONDS, AN ARC LENGTH OF 103.26 FEET;

THENCE DEPARTING THE CENTERLINE OF EAST PECOS ROAD, SOUTH 16 DEGREES 34 MINUTES 52 SECONDS EAST, 90.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF EAST PECOS ROAD, ALSO BEING THE NORTHEAST CORNER OF PARCEL 1B PER AMENDED MINOR LAND DIVISION OF VAL VISTA SQUARE, BOOK 1458 PAGE 28 OFFICIAL RECORDS OF MARICOPA COUNTY;

THENCE UPON AND WITH THE EAST LINE OF SAID PARCEL 1B, SOUTH 16 DEGREES 34 MINUTES 52 SECONDS EAST, 47.80 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET;

THENCE UPON AND WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44 DEGREES 18 MINUTES 11 SECONDS, AN ARC LENGTH OF 231.97 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET;

THENCE UPON AND WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28 DEGREES 22 MINUTES 25 SECONDS, AN ARC LENGTH OF 173.32 FEET;

THENCE SOUTH 00 DEGREES 39 MINUTES 06 SECONDS EAST, 44.25 FEET;

THENCE CONTINUING UPON AND WITH THE NORTH LINE OF PARCEL 1B, NORTH 89 DEGREES 20 MINUTES 54 SECONDS EAST, 283.56 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET;

THENCE THROUGH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16 DEGREES 20 MINUTES 21 SECONDS, AN ARC LENGTH OF 114.07 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET;

THENCE THROUGH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15 DEGREES 53 MINUTES 04 SECONDS, AN ARC LENGTH OF 110.89 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 11 SECONDS EAST, 48.54 FEET TO THE WESTERN RIGHT OF WAY OF SOUTH MARKET STREET;

THENCE LEAVING SAID RIGHT OF WAY NORTH 89 DEGREES 48 MINUTES 11 SECONDS EAST, 75.69 FEET TO THE CENTERLINE OF SOUTH MARKET STREET;

THENCE UPON AND WITH THE CENTERLINE OF SOUTH MARKET STREET SOUTH 00 DEGREES 11 MINUTES 39 SECONDS EAST, 319.09 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET;

THENCE UPON AND WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89 DEGREES 32 MINUTES 43 SECONDS, AN ARC LENGTH OF 781.43 FEET;

THENCE SOUTH 89 DEGREES 21 MINUTES 04 SECONDS WEST, 578.72 FEET;

THENCE LEAVING SAID CENTERLINE, NORTH 00 DEGREES 06 MINUTES 13 SECONDS WEST, 78.23 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTH MARKET STREET, ALSO BEING ON THE WEST LINE OF AFOREMENTIONED PARCEL 1B;

THENCE UPON AND WITH SAID WEST LINE NORTH 00 DEGREES 06 MINUTES 13 SECONDS WEST, 566.29 FEET;

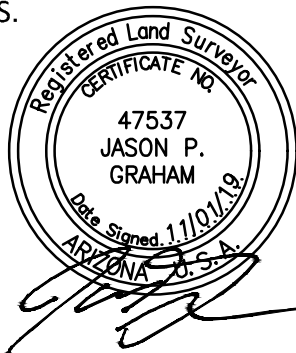
THENCE CONTINUING ON THE SOUTH LINE OF PARCEL 1B SOUTH 89 DEGREES 53 MINUTES 37 SECONDS WEST, 595.58 FEET;

THENCE SOUTH 00 DEGREES 06 MINUTES 23 SECONDS EAST, 26.81 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 17 SECONDS WEST, 4.71 FEET TO THE EASTERN RIGHT OF LINE OF SOUTH VAL VISTA DRIVE;

THENCE DEPARTING SAID EASTERN RIGHT OF WAY LINE, SOUTH 89 DEGREES 48 MINUTES 17 SECONDS WEST, 85.00 FEET TO THE CENTERLINE OF SOUTH VAL VISTA DRIVE, ALSO BEING THE WEST LINE OF THE AFOREMENTIONED SOUTHWEST QUARTER OF SECTION 33;

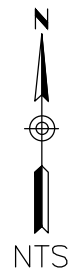
THENCE UPON AND WITH SAID WEST LINE NORTH 00 DEGREES 11 MINUTES 39 SECONDS WEST, 559.66 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 1,485,645 SQUARE FEET OR 34.106 ACRES OF LAND, MORE OR LESS.



WEST 1/4 CORNER  
SECTION 33, T1S, R6E

THIS IS NOT A PROPERTY  
BOUNDARY SURVEY.

PARCEL AREA:  
1,485,645 SF OR  
34.106 ACRES



POINT OF  
BEGINNING

S VAL VISTA DR  
N00°11'39"W 2647.90'  
L17  
1205.52'

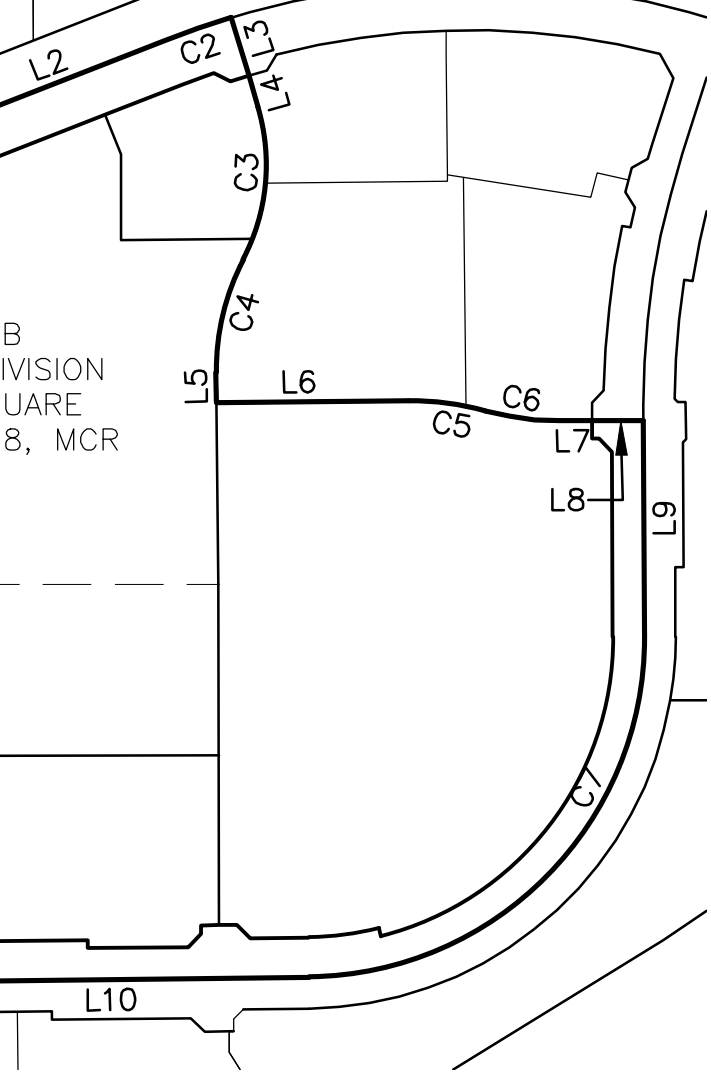
L1  
E PECOS RD

PARCEL 1B  
MINOR LAND DIVISION  
VAL VISTA SQUARE  
BK 1458, PG 28, MCR

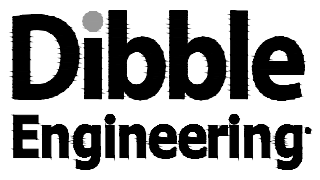
L15  
L16  
L13  
L14  
APN 304-46-985  
INSTR. 14-0261861  
MCR  
L12  
L11

S MARKET ST

SOUTHWEST CORNER  
SECTION 33, T1S, R6E  
POINT OF COMMENCEMENT



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Project No 1119149

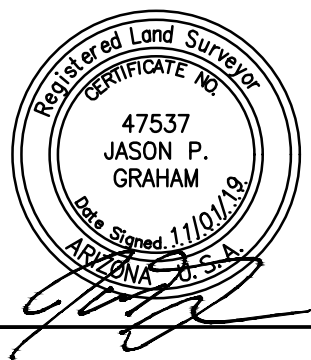


EXHIBIT "A"  
ZONING EXHIBIT  
CRESCENT COMMUNITIES  
A PORTION OF SW4 SECTION 33, T1S,  
R6E, GILA & SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

DATE: NOV 2019  
DRN: JPG CHK: BAR

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N89°53'33"E	325.53'
L2	N68°36'40"E	348.04'
L3	S16°34'52"E	90.00'
L4	S16°34'52"E	47.80'
L5	S00°39'06"E	44.25'
L6	N89°20'54"E	283.56'
L7	N89°48'11"E	48.54'
L8	N89°48'11"E	75.69'
L9	S00°11'39"E	319.09'
L10	S89°21'04"W	578.72'
L11	N00°06'13"W	78.23'
L12	N00°06'13"W	566.29'
L13	S89°53'37"W	595.58'

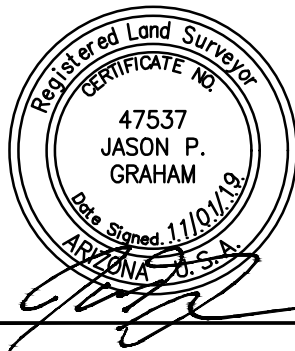
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L14	S00°06'23"E	26.81'
L15	S89°48'17"W	4.71'
L16	S89°48'17"W	85.00'
L17	N00°11'39"W	559.66'

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	456.86'	1230.00'	21°16'53"
C2	103.26'	1230.00'	4°48'36"
C3	231.97'	300.00'	44°18'11"
C4	173.32'	350.00'	28°22'25"
C5	114.07'	400.00'	16°20'21"
C6	110.89'	400.00'	15°53'04"
C7	781.43'	500.00'	89°32'43"

THIS IS NOT A PROPERTY  
BOUNDARY SURVEY.

**Dibble  
Engineering**

Dibble Engineering  
Project No 1119149



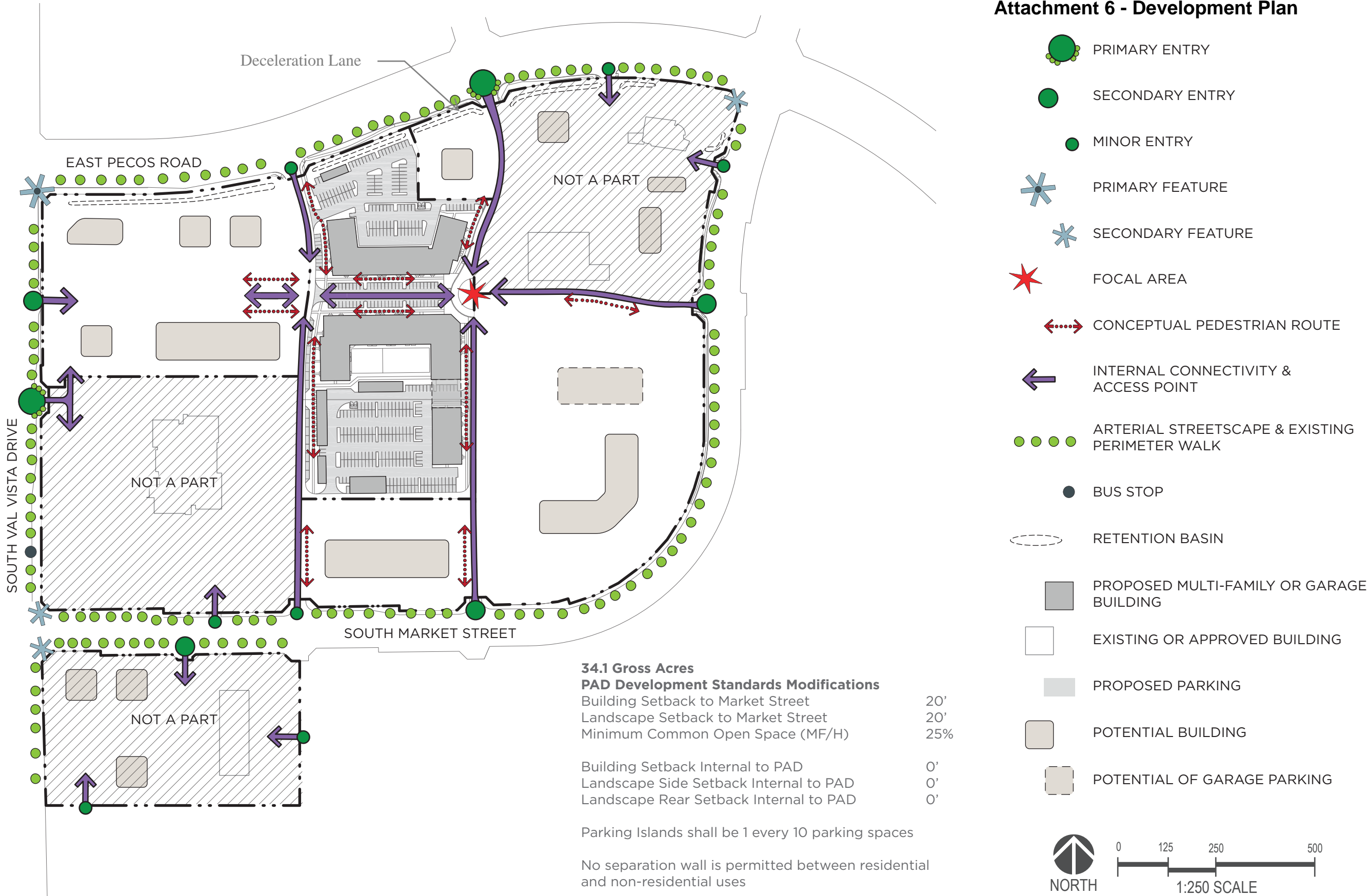
**EXHIBIT "A"**  
**ZONING EXHIBIT**  
**CRESCENT COMMUNITIES**  
A PORTION OF SW4 SECTION 33, T1S,  
R6E, GILA & SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

DATE: NOV 2019

DRN: JPG CHK: BAR

PAGE 4 OF 4

GP19-12 and Z19-24: Val Vista Square  
Attachment 6 - Development Plan





**GP19-12 and Z19-24: Val Vista Square  
Attachment 7 - Planning Commission Study  
Session Meeting Minutes 11/6/2019**

**TOWN OF GILBERT  
PLANNING COMMISSION - STUDY SESSION**

**Council Chambers  
50 E. Civic Center Drive, Gilbert, AZ  
November 6, 2019**

**COMMISSION PRESENT:**

Brian Andersen, Chair  
Carl Bloomfield, Vice Chair  
David Cavenue  
Noah Mundt  
Scott September  
Jän Simon  
Les Smith  
Nathan Mackin, Alternate

**STAFF PRESENT:**

Sydney Bethel, Planner II  
Stephanie Bubenheim, Planner II  
Keith Newman, Planner II  
Josh Rogers, Planner II  
Amy Temes, Senior Planner  
Eva Cutro, Planning Division Manager  
Nancy Davidson, Assistant Town Attorney

**COMMISSION ABSENT:**

Philip Alibrandi, Alternate

**RECORDER:**

Dana Desing

**COUNCIL LIAISON:**

Brigette Peterson, Absent

**CALL TO ORDER**

Chair Andersen called the November 6, 2019 Study Session of the Planning Commission to order at 5:00 p.m.

- 1. ~~ST19-08 THE VILLAS AT SOMERSET: Seven (7) new Standard Plans by Capital West Homes for 68 Lots on approximately 20 acres generally located east of the southeast corner of Pecos Road and Greenfield Road and zoned Single Family Attached (SF-A).~~**

Planner Keith Newman presented ST19-08 The Villas at Somerset Standard Plans by Capital West Homes. The site is located east of the Gilbert Temple along Pecos Road. The site was previously zoned Single Family Attached (SF-A) and a preplat was approved earlier this year. The site consists of approximately 20 acres and the applicant is proposing seven (7) new Standard Plans on 68 lots. The average lot size is 47.5' by 112' or 5,300 SF. Since the staff report was submitted, the applicant has provided revised information addressing some of the staff comments and the addition of a Modern Farmhouse architectural style. The proposal is for three standalone and four duplex plans with six color schemes. The average home size ranges from 3,800 to 5,400 SF of livable space, each with a two-car garage. The elevation matrix provided in the packet does not show the recently added Modern Farmhouse style, which will be included in the second review by staff. The building materials include stucco, brick and stone veneer, board and batten siding, concrete roof tiles, wood shutters, false dormers, and entryway towers. The six color schemes are fairly similar to each other by design. All of the staff comments and concerns are listed in the staff report. Staff had concerns regarding the visual impact of the front-loaded garages, rear roofline, and the variation between some of the elevations. Staff felt the 2198 Formal Med. 1A and 1B duplex and the 2500 Formal Med. 1A and 1B duplex elevations looked almost identical to each other. The applicant is working to address the staff comments to provide the required 20' long driveways. Staff was also concerned about the durability of the proposed fabric awnings in the Arizona sun. Mr. Newman

Commissioner Mundt echoed Commissioner Cavenee's sentiments. Due to the sheer magnitude and number of deviations being requested, he asked what consolations were actually being made. He felt putting landscape in an easement goes against the character of what the LDC was put into place for to some extent. Why wouldn't the homes have been able to do that? He asked what this parcel was in the past and what were some of the reasons it couldn't be sold.

Vice Chair Bloomfield felt Commissioner Mundt was asking about any prior activity on the site.

Mr. Newman stated to his knowledge, this is the first proposal and he was not aware of any previous development applications for this property.

Commissioner Mundt would like to see a better picture of the reasoning behind this proposal. He felt there was more work to be done.

Commissioner September asked if the open space calculations typically included private patios.

Mr. Newman stated they do not. Staff made the comment during the pre-app meeting that they were not supportive of including private patio space to meet the common open space percentage requirement.

Commissioner September noted this is a small parcel similar to the odd parcel in The Murphy presented earlier. He was glad to see someone take a shot at it. He liked this as a buffer to the single-family to the south. He shared a lot of the concerns with the reductions in open space and the setbacks to residential, and the Gilbert Road frontage.

Commissioner Simon shared the sentiments of the other members that this was possibly jumping in too quick to put residential on this site. He feared we would be missing an opportunity with the prime Gilbert Road frontage potential with the Town Center being there. He felt with time this could develop into something better and with some other potential infill projects in that area. This is a good-sized lot that could actually be used for something other than residential. He did not know that he would be in favor of the project as well as the restructuring and resizing of the setbacks and other requirements.

Commissioner Mundt asked if the 21% open space already included the patios.

Mr. Newman stated the applicant did include the patios in the open space percentage. The applicant is stating that they actually have over 40% open space, although they are using the proposed landscaping in the SRP easement to satisfy the common open space requirement. Staff is not in agreement with that. He was not sure what the open space requirement would be without the private patios. Staff has asked for clarification on that, but has not yet received any further information from the applicant.

Vice Chair Bloomfield believed the 21% was the base common open space, which jumps up to 43% when the private patios and SRP easement are included. He did not like the project for a number of reasons, including the setbacks. He might be okay with a setback reduction on the south, but not on Gilbert Road if this ended up being the use. It looks like there are opportunities for access into this parcel from the back from the parking lot, and with the frontage, it is very viable for a commercial use, even though it is a narrow and deep parcel. He was not largely in favor of this use. If it ends up being a residential use, he would not agree to a deviation on the setbacks along Gilbert Road. The project could lose a couple buildings to provide a little more open space and still be in the >14-25 DU/Acre, although it may not meet the open space required based on how staff wants it to be calculated. He was not in favor of private open space being counted in the common open space requirement. He felt staff was on the right track. The Commissioners have all expressed concerns regarding it being residential versus commercial on this site and Vice Chair Bloomfield concurred with that.

With no further discussion on this item, Chairman Andersen returned to the dais.

**5. GP19-12 VAL VISTA SQUARE: Request for Minor General Plan Amendment to change the land use classification of approximately 9.1 acres of real property generally located southeast of the southeast corner of Val Vista Drive and Pecos Road from Regional Commercial land use**

**classification to Residential >25-50 DU/Acre land use classification. The effect of this amendment will be to change the plan of development for the property to allow residential development.**

**Z19-24 VAL VISTA SQUARE: Request to amend Ordinance Number 2380 pertaining to the Val Vista Square Planned Area Development (PAD) and to rezone approximately 34.1 acres of real property generally located southeast of the southeast corner of Val Vista Drive and Pecos Road approximately 34.1 acres of Regional Commercial (RC) all with a Planned Area Development overlay zoning district to approximately 25.0 acres of Regional Commercial (RC) and 9.1 acres of Multi-Family/High all with a Planned Area Development overlay zoning district.**

Senior Planner Amy Temes presented the request for rezoning and General Plan Amendment for Val Vista Square. The site is located within the 202 Growth Area and the Val Vista Medical Growth Area in the General Plan. It is also in the Gilbert 202 Growth Area. That speaks to how much energy is in this area. This is one of the more intensive areas of the Town of Gilbert per the General Plan. This site is near large employment centers including Rivulon, the Motor Plex, Crossroads Town Center, Mercy Gilbert Hospital, Santan Village Marketplace as well as Santan Mall. This is very much an epicenter of contemporary Gilbert. Some of the highest volume of traffic in town is within this square mile area.

Last summer, there was some movement to bring in a more high-density zoning district to pair with the existing residential General Plan land use category of >25-50 DU/Acre, which has existed in the town for many years. The applicant is requesting a change from Regional Commercial to Residential >25-50. The only other such development is the Page Commons retirement community in downtown Gilbert. The rezoning would be from Regional Commercial with PAD to Multi Family-High with 35 DU/Acre.

Ms. Temes stated she had met Commissioner Cavenee who at the time was the applicant and owner representative for Main Street Commons. The Santan Mall beat the open-air concept to the punch and Main Street Commons did not develop as anticipated. This was the original development plan in that Planned Area Development at the time. It was a true mixed-use project with retail, food and beverage, hotels, offices, lofts and a theater. When the Main Street Commons did not develop and Park Corporation picked it up, they loved the site and the vision and felt it had great potential. The Veterans Administration Medical Clinic (VA) was one of the first Main Street properties to develop. Main Street runs from the 202 to Pecos Road and from Val Vista Road to the Costco and Winco. The Winco, Mountainside Fitness, the two hotels, as well as the new hotels that were just built were part of Val Vista Square, which is part of the rezoning. Those are still part of the Main Street Commons PAD. The idea was for retail and medical to go with the VA, with retail and food at the hard corner, which is one of the busiest corners in town, as well as hospitals, hotels and local office services. The idea is to keep it a mixed-use environment and to try to make it as intensive as possible. There were originally rights to 99 feet and another 119 feet with the tall buildings that were originally planned with this site. It is zoned Regional Commercial which is 55 feet, but the Vertical Overlay District could allow for additional height. When the Val Vista Square PAD went through, the development plan had connectivity and a unified streetscape and development pattern. At that time, a design guideline booklet was approved as well as a very complex master signage program, which provide a really good framework for this project. Today, the VA has been built at the southwest corner, one hotel is built and another is approved, and a mini hospital was approved. The recently approved Aldi has three years to pull a permit. Unison Bank exists to the north.

The proposal is for a mixed-use project with retail and food and beverage at the corner of Val Vista and Pecos, and offices, hotels and retail wrapping around the southeast area as it would be visible from the freeway. The concept adds residential into the middle with walkability to retail, food and beverage, office, and medical. High-density residential in the middle would fulfill a user group within the project that could act as a catalyst for growth in some of the other areas. The only modification being requested with this PAD is a reduction in open space. When Multi Family-High was brought forward last summer, staff felt it would land between 25% and 30% open space for a higher density dwelling unit project. The 40% is a lot and the applicant came in at 25% open space. The applicant is proposing no walls or fences and no gated parking. Because Multi Family is a standalone zoning district, this would need to go through a separation fence modification at the time of Design

Review as that is a buffer required by code. There may be an Administrative Use Permit for shared parking that is proposed on the street. This would fall under the existing Design Guidelines and Master Sign Program for this site. A neighborhood meeting was held with one business operator with Unison Bank in attendance, who was encouraged and happy about the development. The proposal is very similar to the layout of the original Main Street Commons site plan, which included a loft component as a potential use on the site. Staff is requesting input from the Commission regarding the General Plan Amendment within the central 202 Growth Corridor Area, the rezone to Multi Family-High in a horizontal mixed-use environment, and the overall footprint layout of the development plan.

#### **QUESTIONS/COMMENTS FROM THE COMMISSION:**

Commissioner Smith's first impression was that this was very similar to what is happening in Santan Village with the residential as a buffer. He liked the plan and felt the access in and out was very good with Pecos on one side and Market Street on the other. He was in favor of the requests.

Commissioner Cavenee felt it was wonderful to see this going forward. There was a high-rise or a very tall residential component to the original development. He felt that would be part of the magic of the development and would help feed a lot of the businesses that hopefully will come in as part of this and may in fact fuel the drive for more retail and restaurant. He asked since there would not be walls or fences, would there be underground parking.

Ms. Temes stated they are just starting to touch on that aspect on the actual layout of the site. The applicant thought they would just make the parking, although an Administrative Use Permit could be done if there needs to be shared guest parking. As a mixed-use project, staff is not opposed to that as some of the uses would be off-peak hours and would be very compatible. Staff is looking into those options.

Commissioner Cavenee asked if this would be pure residential without commercial use on the ground floor.

Ms. Temes stated Multi Family-High would not allow for a mixed-use environment.

Commissioner Cavenee was pleased to see that it is staying within most of the setback requirements. He was fine with the reduction in the landscaping because the intensity of the landscaping around the perimeter will create a very nice green approach to the site, especially the frontage, which is fortunately now 10 years more mature than when it was initially planned. He felt there was enough offset there to justify the internal being slightly less dense in landscaping.

Vice Chair Bloomfield was pleased to see this come forward and it sounds like staff was pleased with it as well. He was excited and felt it will serve as a catalyst for the area and will help to drive development. This is a prime time and we are seeing a lot of activity.

Commissioner Simon shared the previous sentiments and felt it looked like a great project. His only concern was that in a few years after this site is built out, we may see a recommendation for more multi-family on those empty spots.

***Chair Andersen recessed the Study Session at 6:05 p.m. to convene the regular meeting of the Planning Commission.***

***The Study Session was reconvened at 6:26 p.m.***

- ~~6. DR19-141 MCDONALD'S - MORRISON RANCH: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 1.05 acres, generally located on the northeast corner of Higley Road and Morrison Ranch Parkway, and zoned Shopping Center with a Planned Area Development (PAD) overlay.~~**

Planner Josh Rogers presented DR19-141, McDonald's – Morrison Ranch. This site is within Morrison Ranch in an established shopping center, Lakeview Village. Staff has no concerns on the design or location. What is